

JAMUL DULZURA COMMUNITY PLANNING GROUP
FINAL MINUTES
January 22, 2019
APPROVED February 12, 2019
Oak Grove Middle School Library
7:30 p.m.

1. **Michael Casinelli, Chair, called the meeting to order at 7:30 p.m.**

2. **ROLL CALL:**

Present: Hannah Gbeh, Michael Casinelli, Janet Mulder, Joe Stuyvesant, Steve Wragg, Dan Neirinckx, Eve Nasby, Kevin May, Streeter Parker

Absent:

Excused: Richard Marzec, Preston Brown, Darren Greenhalgh

Vacant Seats: 6, 12 & 14.

3. **APPROVAL** of the agenda for January 22, 2019, noting that the January 8, 2019 meeting was cancelled by Chair, due to lack of quorum and approval of the Final Minutes for the meeting of December 11, 2018. **Motion carried unanimously.**

4. **OPEN FORUM:**

a. **Michael Casinelli** –Next JDCPG meeting will be held at the Jamul Primary School due to the possibility of a large audience. He went over the possible different agenda items coming and welcomed Joe Stuyvesant who was mistakenly listed as resigning.

b. No items from the audience or Planning Group not on the agenda.

5. **PRESENTATION ON GROUNDWATER SUSTAINABILITY** – Jim Bennett, Groundwater Geologist, County of San Diego - Michael Casinelli **introduced Jim Bennett**, who gave a presentation. He has been with the County since 2005. His presentation dealt with groundwater and his presentation will be attached to these minutes. The map that showed area served by County Water Authority less than 50,000 are dependent upon groundwater. The area is less than 2,750 square miles. The next slide showed the types of Aquifer including fractured rock alluvial basin, desert basin, coastal sediments. There are water basins scattered throughout area. The red dots on the map represent the areas developed in the fractured rock and wells rely on fractures in the rock. There has been created a network of County Groundwater Monitoring Network. He talked about the correlation between precipitation and Groundwater Levels which dropped in 2003-7 down to 100 feet. He showed the Jamul area and showed the groundwater monitoring in a well in Lee Valley. The years of heavy rainfall holds the

area together. He used wells that are being currently pumped including the one in Lawson Valley. **County regulates the Groundwater use** when people come in for a lot split, they have to follow County CEQA Guidelines. Residential Subdivisions, Alternative Energy projects, Golf Courses all are subject to Groundwater Regulations. They take a cumulative look at the water balance, Well interference with offsite well users, adequate well yield, groundwater dependent habitat and groundwater quality all enter into the picture. Groundwater Ordinance Residential Density Controls downzoned the Jamul Dulzura area. Decrease in subdivision requests in the J/D area. Major use permits maximum allowable use – 600 acre feet/year – 2018 total: 205 acre feet.

Sustainable Groundwater Management in San Diego County – uses the basins but Jamul Dulzura does not have any real basins, so is not considered in this study, Borrego Springs Water Use vs Sustainable Yield means they will need to use only 25% of the water they are now using to sustain the water. By 2020 there has to be a plan in place and it has to be complete by 2024.

Eve asked about the Sand Mining taking over Cottonwood and **Jim Bennett** said that the golf course would take more water than sand mining. **Dan** asked about the runoff regulations and asked if the nearby wells would be contaminated.

Michael Casinelli asked about the Barona Reservation noting that when they were building a casino, hotel, etc. the surrounding wells went dry.

Hannah Gbeh asked about groundwater rejuvenation as in Borrego and asked if San Diego had anything like that. **Jim** It has not been real effective and they have looked to see if there is an opportunity of an area to use as groundwater storage but have not been really successful and there are a few recharge basin areas.

Steve Wragg – asked if there is a water credit program that is successful trading agricultural land for building. It becomes a 4 to 1 ratio meaning that you have to save 4 times the water.

Phil Poist, resident, asked If there are requirements to have a cistern to capture the rain water for future use. He suggested this could be a valuable learning experience.

Mike Dallo, resident, asked if there has been a regulation as to having a well prior to building. Pumping on individual lots causes problems.

Jean Strouf – pointed out when she bought her property 30 years ago, and a well digger witted her well location and suggested she go to see the County Hydrologist

Marcia Spurgeon – There was talk about monitoring people's wells and **Jim** said not in our area as they will pay attention to ones in the large basins.

Dan Neirinckx asked were there three basins in Jamul area – and **Jim** said that most was **Streeter Parker** asked about the payment for removal of grass lands as in golf course and this is possibly done by the water districts.

The slide presentation will be attached at the end of these minutes.

6. **ZONING ORDINANCE CLEAN UP – Noah Alvey and Tara Lieberman, PDS, were introduced by Dan Neirinckx** who had read the zoning ordinance clean-up and felt it was well done. His concern was with the change in small cell towers put onto existing poles or fixtures in the right of way, **Dan's** concern was that the Planning Groups are left out of the picture, and need to be notified at a minimum. **Michael Casinelli** recalled that the State had a bill to leave the County out of the loop. **Janet Mulder** voiced some concerns about the Proposed Zoning Ordinance Cleanup looking at

proposal numbers 7, 8, & 9 with concern that it would mean lots of less than 1 acre possible in our Jamul Village area and even condominiums, which would violate our Community Plan. She also questioned whether using the ministerial permit would circumvent the Planning Groups again cutting their input. **Noah Alvey** gave out photos to show the way cell antennas would be attached and to show that they were unobtrusive. **Michael Casinelli** asked about the addition of a cell antenna in our area where it would be more obtrusive. **Dan** asked if there are no requirements for additional review. **Kevin May** asked about the use of colors to blend and asked about the cement poles. **Steve** asked about size limitations and pointed out that it needs to be in the ordinance. **Noah** told us that 3 cubic feet and equipment no more than 28 cubic feet. **Noah** said he could show photos and he feels it would blend in. **Hannah Gbeh** asked about the regulations and she asked if the “cleanup” would lessen the regulations like for a Farmer’s Market. They have not done a cleanup since 2014 and will work on having more, but at this time Farmers’ Markets were not addressed. **Steve** asked about the disclosure of ex-parte discussions – **Noah** clarified that communications need to be in 3 days prior to the hearing. **Eve Nasby** asked about Item 9 dealing with Healthcare Trailers and arbitrarily limiting it to five years and **Noah Alvey** pointed out that they felt the five years was adequate and would need to do something a bit more permanent with in five years. **Tara Lieberman** pointed out that an accessory dwelling can be detached or attached to the primary dwelling. Different permits are required for different accessory dwellings. **Michael Casinelli pointed out that he received notice of the hearing postmarked January 10 received on January 15 the hard copy of the proposed zoning ordinance clean up, leaving only 10 days until the Planning Commission hearing. We need to get the information in a more timely manner!**

Kevin May made a few comments regarding the “density bonus” and encouraging its use in the areas where it would not have a detrimental impact on the surrounding area.

Phil Faker, lives in Jamul and spoke for 14 neighbors. The area that speaks to health care trailers is fine as long as they are temporary and for true health reasons. They feel other areas in the Country, have done a better job of the regulations and spelled it out much clearly. They met **with Supervisor Jacob and Noah Alvey** and worked together. Item 9 deals with health care trailers and found the following statement they would propose should be included and asked the Planning Group to make 8 recommendations on Item 9 and on Item 10A that these be included in the Planning Commission meeting. **Phil** submitted the attached Summary of Recommendations he would like for the Planning Group to submit which went into great depth including the physician’s certification for temporary health care trailer.

Steve asked Noah and Tara if they received any other concerns regarding the proposed regulations from other areas, and **Noah** said they had not received any.

The following is a copy of the information submitted by Phillip Faker:

Summary of Recommendations

We request the JDCPG to support our recommendations by urging the Planning Commission to approve proposed zoning code clean-up Items 9 and 10a with the following changes/additions: Item 9 – Temporary Health Care Trailer Code

Recommendations: That:

- 1. The County’s THCT code statement of purpose in item 9 be replaced with the*

statement of purpose attached as Exhibit A.

2. The new THCT code require an applicant to be unable to perform 2 ADLs, NOT 1

3. The Certification of Need be signed by the physician "under penalty of perjury".

4. The Certificate of Need shall provide detailed information regarding the specific physical or mental condition causing the applicant's inability to perform 2 or more ADLs and specifying which ADLs are at issue. (see attached Exhibit B)

5. The Certificate of Need form shall contain the following statement: a. "The director may request a second opinion from a county appointed physician licensed to practice medicine in the State of California to validate a Certificate of Need signed by a licensed physician if evidence of noncompliance with this ordinance is submitted to PDS". (see attached Exhibit B)

6. The new code shall be retroactive.

7. The new code require county officials to inspect THCT sites to ensure THCT are removed when existing permit holders do not renew their permits.

8. The Planning Department do a spot check of the 410 sites permitted since 2010 to assess whether any trailers remaining on the sites are being used as rental income properties.

9. The new code shall prohibit the generation of rental income on a THCT property.

Item 10a - ADU Recommendations That:

1. The ADU code shall require ADUs to be architecturally consistent with the main dwelling and character of neighborhoods.

2. That an ADU shall not be visible from abutting streets.

3. That an ADU shall not be placed in front yards.

Steve Wragg moved that Mr. Phil Faker members of the public who attended the meeting tonight attend the Planning Commission meeting and make their views known through a presentation to the Planning Commission as there was a lot of information presented and given the time constraints, we would need more time to consider it before we could make a recommendation. Motion carried 8, Yes; 0, No;

Michael Casinelli moved the Jamul Dulzura Community Planning Group send in our concerns to the Planning Commission regarding Zoning Ordinance and County Code Clean-Up Summary Table as submitted to us and discussed at the meeting. Motion did not pass.

Dan Neirinckx moved that Jamul Dulzura Community Planning Group send a letter voicing the concerns regarding rounding up of residential units in violation of the approved Jamul Dulzura Community Plan and to ensure that the Planning Groups are advised when small wireless facilities applications are made. Motion carried unanimously.

Michael Casinelli, Chair, thanked Noah and Tara for coming, and adjourned the meeting postponing the last items on the agenda due to the lateness of the hour.

ADJOURNED 10:10 P.M.

**Respectfully submitted:
Janet Mulder, Secretary**

ITEMS CONTINUED UNTIL THE NEXT MEETING.

7. **CHAIRMAN'S COMMENTS ON THE STATE OF THE JDCPG** – Michael Casinelli
8. **ELECTION OF OFFICERS** – Michael Casinelli
9. **JAMUL INDIAN VILLAGE UPDATE**
10. **JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS** – Discussion on CPG improvements

NOTICE OF NEXT REGULAR MEETING:

7:30 P.M. TUESDAY, February 12, 2019

JAMUL PRIMARY SCHOOL MULTI-USE ROOM

Note change in location for this meeting only

Meeting minutes and agendas can be accessed at

<http://www.sdcounty.ca.gov/pds/CommunityGroups.html>

Jim Bennett, San Diego County Hydrologist Presentation at JDCPG Meeting of 1-22-19 can be found in attached file <Jim Bennett Groundwater Presentation.pdf>

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